

# Weare Open Space Committee

## Minutes

### January 27, 2009

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In attendance were George Malette, Pat Myers, John Ciampi, Ian McSweeney, Andy Fulton (chair Conservation Commission), and Steve Najjar (chair Open Space Committee).

Meeting commenced at 7:10 PM.

#### Project Updates:

- *Landowner contact letter* – two basic letters were written by Steve, one specifically to Ray Banks and one generically written to the landowners on the contact list. After the members reviewed the letter, it was unanimously agreed to strike the wording from the last sentence of the first paragraph, “Unfortunately, it is therefore necessary to hold off on all new spending from the Conservation Fund at this time”.
- *Pinard* – his mailing address is known. He isn’t too keen on the appraisal numbers. Steve reminded the Committee he holds a significant amount of land, but its value as a proposed conservation parcel is “smoked” because its only access is via a driveway which touches the main road. Steve concluded this property is seemingly safe from future development.
- *Cleaves* – Ian tried to contact her, but to date has had no response.
- *Silvia Pope* – never got to the point of a site walk, so will likely be dropped from list.
- *Shaddock* – had site walk, but hasn’t progressed from there.
- *Dot O’Neil* – still interested in conserving her land. There’s no appraisal as yet which has been held off; however, a site was completed on her 29 acres.
- *New contact* – Loretta Phillips has offered to place her property under conservation. Andy pointed out the aesthetic and environmental importance of the property as it is located on or next to Chipmunk Falls, highest known falls in the general. Since John is related to this contact, he will be recused from further discussion and follow up procedures. Pat Myers has agreed to contact Loretta to make initial contact with her. One important concern related to this contact is due diligence concerning a structure on the property and possible liability related to this project.
- *Pope* – Ian is in negotiating with this land contact on Bart Clough Rd. who have plans on protecting a field on their property using FRPP funding and will require matching funds from the Town. This contact also has plans for an easement donation of land behind the field, possibly using wetland preserve funds for some of the funding. The Piscataqua Land Conservancy is waiting to hear from the Farm and Ranch agency for wording clarification on

new Federal guidelines before moving ahead. The cost to the Town is \$70,000.00 considering the 25% match. The time frame for completion of said project is March 2010. The entire property will ultimately be subdivided into three parcels: the fields and farmhouse, the land behind it, and the southern parcel will be further explored at a later date. The entire parcel comprises 120 acres.

- *Brown easement* – is now wrapped up and is waiting for a grant reimbursement from the Russell Foundation. Ian submitted he is waiting for the final accounting and recording of the easement by Brenda Lindh to consummate the transaction. Steve will e-mail Brenda for the final budget and a copy of the deed and survey plan.
- *Steiner* – Pat recounted she hasn't heard back from him for quite awhile, especially since he wasn't too happy about the appraisal return, which came in lower than he anticipated, and most likely will end his conservation ethics; although, Pat mentioned, if he becomes reinterested, he may attempt to reconnect with the OSC as he was the initiator of this matter from the start.

Other Agenda:

- Steve more than hinted that he would like to step down as chair of the Open Space Committee, so Steve asked the committee members to give some consideration and thought to this matter.
- Steve conveyed he will not be in attendance for the February meeting.
- Steve wants the OSC to remain viable in the upcoming year despite losing two members (Andrea Alderman and John Ciampi).
- George mentioned the OSC must receive monthly notifications of bank statements for the Conservation Fund on a regular basis. George felt the BOS need to get this process in place so it can happen. Steve mentioned that part of the problem is determining when the current use change tax should be added to the Conservation Fund, and he used the Duck Pond development as an example. Steve stated that as he sees it, there are two issues: what there is in the bank for the Conservation Fund, and what bills should go out. Unfortunately, Steve lamented, "This whole issue has eluded us for quite awhile".
- Minutes of October 28, 2009, were reviewed by the members. No changes were noted. Steve made motion to adopt the minutes as drafted, and George 2<sup>nd</sup>. All voted in favor with one abstention (John), and the minutes of 10-28-09 are now official record. *Note: there was no meeting for November 2008 since a quorum was not achieved, and there was no meeting for December 2008 because of the season's holidays.*

John made motion to adjourn and Pat 2<sup>nd</sup>. All voted in the affirmative and the meeting adjourned at 8:45 PM.

Respectfully Submitted,

John Ciampi  
Secretary WOSC

Cc: BOS, files, town clerk

